

FOR SALE

713-719 S 1st Street, La Conner, WA

The Historic Hotel Planter & Shops



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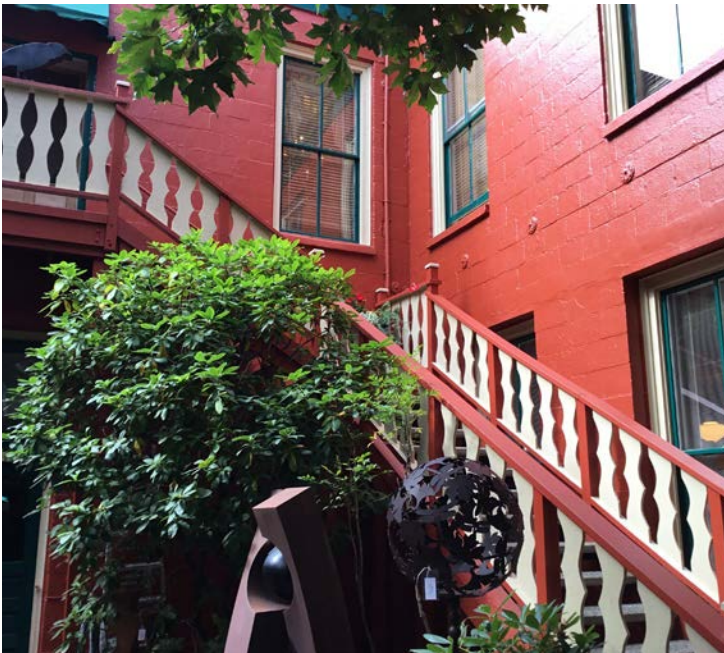
Historic Hotel & Retail Space

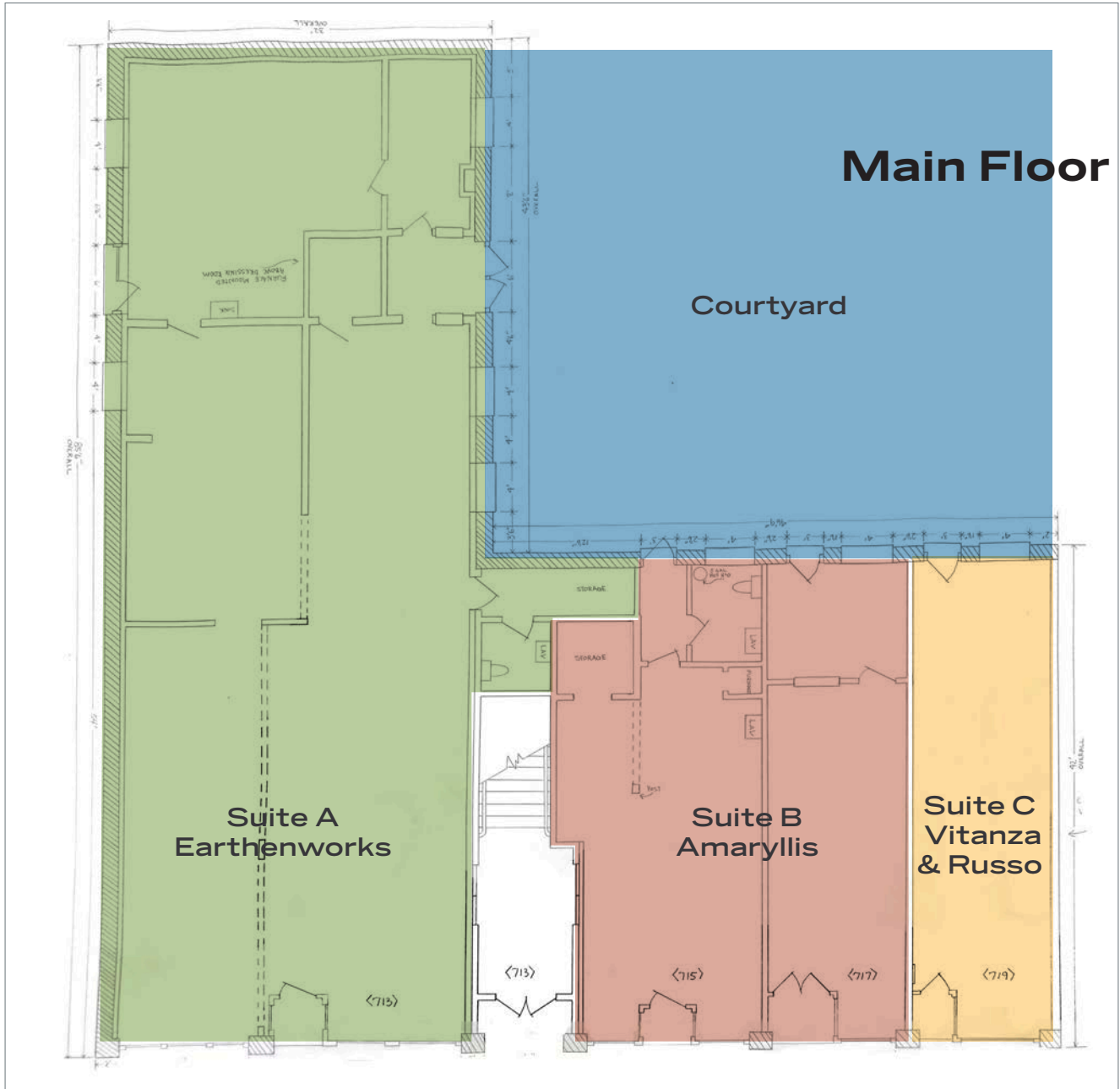


NAI Puget Sound Properties is pleased to present an opportunity to purchase the Hotel Planter & Retail Shops along “The Strip” in La Conner.

- Hotel/Shops:
 - approximately 4,516 SF: 3 retail suites
 - approximately 4,860 SF: 2nd floor hotel (12 rooms plus managers unit)
- Located on the main retail strip along La Conner’s waterfront
- Lot area approximately 9,000 SF
- Current Zoning: Commercial
- Parcel Numbers: P74068
- Premier location on La Conner’s waterfront shopping strip
- List Price: \$1,750,000









La Conner, Washington

La Conner is one of those small towns that although a little off the beaten path – everyone knows where it is. Take the Short drive through the gorgeous Skagit Valley west from I-5 from Mount Vernon or Burlington and you will soon be there.

Known as both an artist enclave and a boater's paradise, and with a decidedly coastal-community feel, **La Conner has an almost magical quality that brings visitors back again and again.** It's the kind of community that many of us yearn for; charming and picturesque, with a vibrancy all its own. The La Conner vibe – that feeling that there's something wonderful humming just below the surface – comes from the fact that the people who live and work in La Conner really do love this community and all it has to offer.

Tucked between the Cascade mountain range to the east and the San Juan Islands to the west, and within the Skagit River delta and along the Swinomish Channel, La Conner's ever-changing landscape moves from stunning sunrises and sunsets, to the soft greens of nature, to the vivid blues of sky and water ... all set to the backdrop of majestic 12,000' Mount Baker.

Known for its artists, crafts, waterfront and Tulip Festival, La Conner is approximately an hour from Seattle and two hours from Vancouver B.C. Among the list of places to visit in Washington State, La Conner is always one everyone's vacation list.

As one of Washington State's most treasured historic communities – many of the old homes and buildings are still intact and have been meticulously restored – La Conner continues to honor a way of life that was begun by early settlers. The Hotel Planter and Shops is one of those historic treasures.

There is a healthy balance between the community and its surrounding natural elements. La Conner is wintering grounds for Snow Geese and Trumpeter Swans. Along the upper reaches of the Skagit River bald eagles congregate to feed and rest during early winter months. The fertile farmlands produce food and seed crops that are distributed around the world.

Don't forget La Conner's annual Daffodil Festival and the Skagit Valley Tulip Festival– that starts with fields full of daffodils, then shifts to fields of stunningly beautiful tulips, and lastly shifts one more time to fields of delicate iris – draws visitors from around the globe.

There are so many reasons to Love La Conner – and here is an opportunity to invest in that wonderful community.

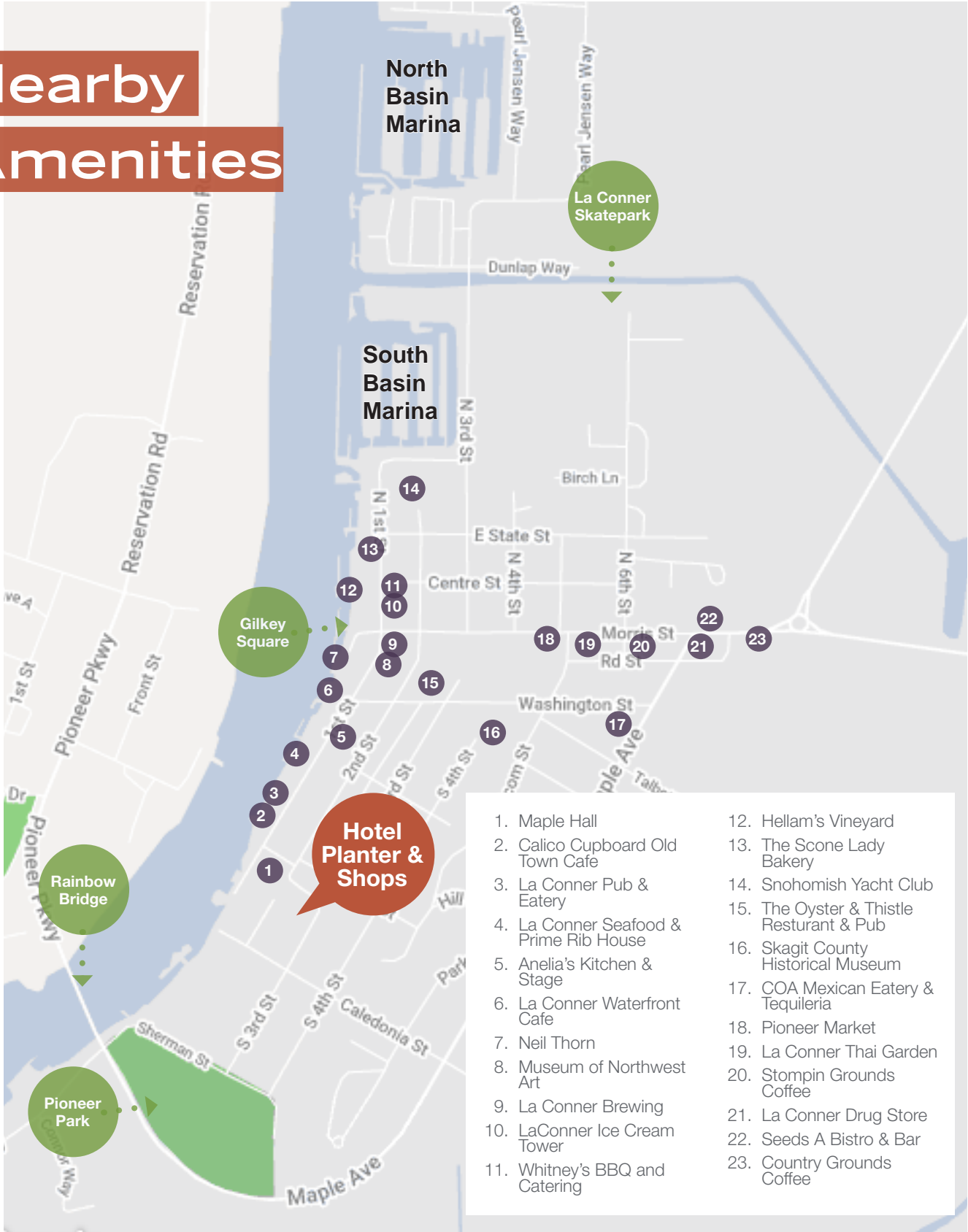

















La Conner Walking Trails



Nearby Amenities



LEGEND:

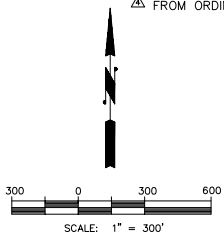
- C**  COMMERCIAL
- CT**  COMMERCIAL TRANSITION
- I**  INDUSTRIAL
- P**  PUBLIC USE
- R**  RESIDENTIAL
- A**  AGRICULTURAL DISTRICT (SKAGIT COUNTY)
- M**  INDUSTRIAL DISTRICT (SKAGIT COUNTY)
-  TOWN LIMITS
-  HISTORIC PRESERVATION DISTRICT OVERLAY ZONE
-  ZONING BOUNDARY LINE
-  200' SHORELINE SETBACK
-  SKAGIT COUNTY ZONING BOUNDARIES (APPROX.)
-  NEW URBAN GROWTH AREA

AREA BREAKDOWN:

- △ 58.0 ACRES COMMERCIAL
- △ 4.3 ACRES COMMERCIAL TRANSITION
- △ 29.9 ACRES INDUSTRIAL
- △ 55.2 ACRES PUBLIC USE
- △ 107.7 ACRES RESIDENTIAL
- △ 255.1 ACRES TOTAL TOWN LIMITS
- △ 14 ACRES URBAN GROWTH AREA
- △ 51.5 ACRES HISTORIC PRESERVATION DISTRICT OVERLAY ZONE

OFFICIAL ZONING MAP FOR THE TOWN OF LA CONNER. CERTIFIED AND ADOPTED BY ORDINANCE NO. 979 ON DECEMBER 12, 2006

△ APPROXIMATE ORDINARY HIGH WATER MARK (OHWM) ELEVATION = 5.0
 △ APPROXIMATE 200 FOOT SETBACK LINE FROM ORDINARY HIGH WATER MARK (OHWM)



△ NOTE: EXTREME HIGH TIDE (EHT) ELEVATION = 8.0
 EXTREME LOW TIDE (ELT) ELEVATION = -10.5

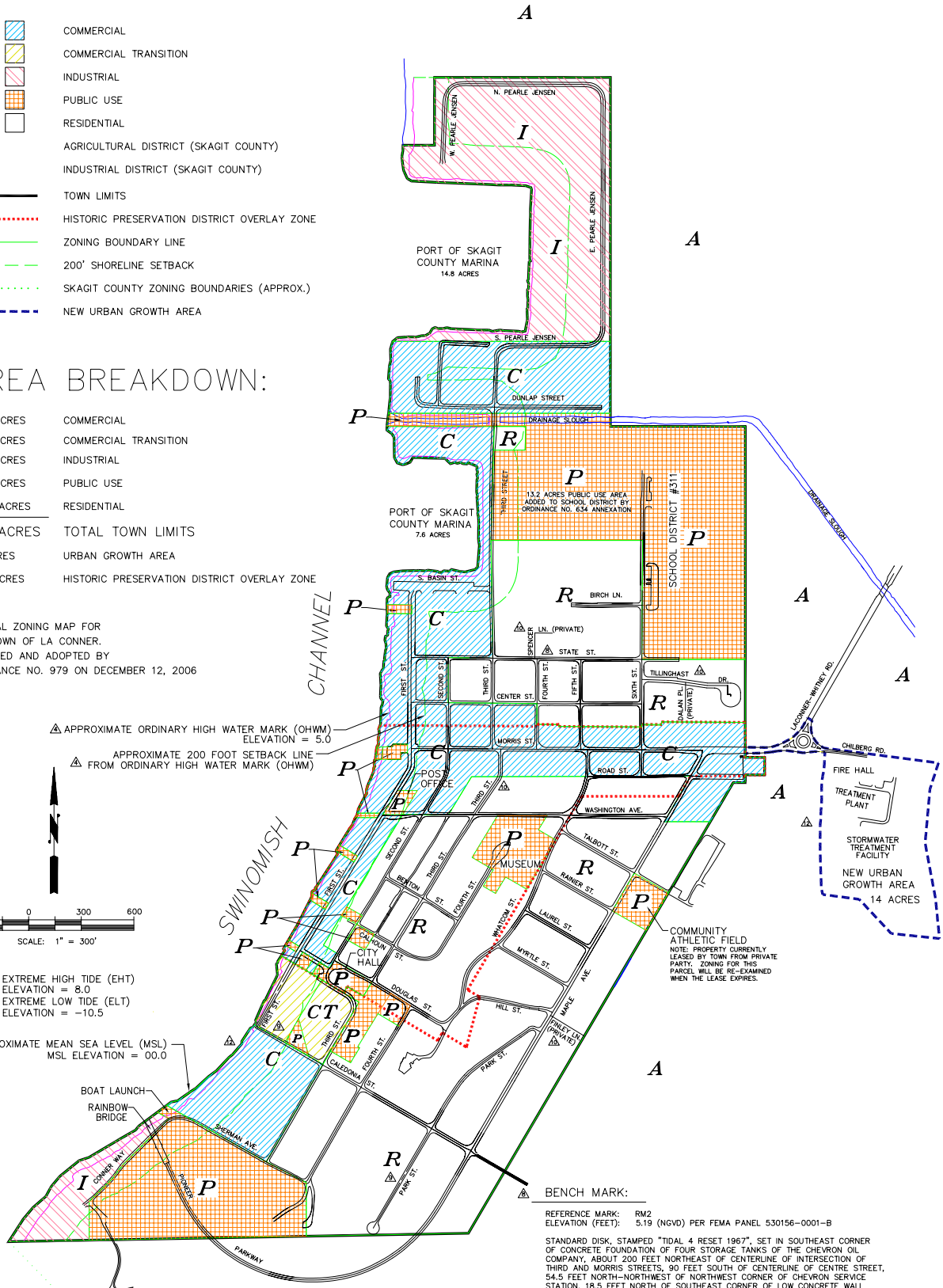
△ APPROXIMATE MEAN SEA LEVEL (MSL) MSL ELEVATION = 00.0

BOAT LAUNCH
 RAINBOW BRIDGE

LA CONNER CITY HALL
 MUSEUM

BENCH MARK:
 REFERENCE MARK: RM2
 ELEVATION (FEET): 5.19 (NGVD) PER FEMA PANEL 530156-0001-B

STANDARD DISK, STAMPED "TIDAL 4 RESET 1967", SET IN SOUTHEAST CORNER OF CONCRETE FOUNDATION OF FOUR STORAGE TANKS OF THE CHEVRON OIL COMPANY, ABOUT 200 FEET NORTHEAST OF CENTERLINE OF INTERSECTION OF THIRD AND MORRIS STREETS, 90 FEET SOUTH OF CENTERLINE OF CENTRE STREET, 54.5 FEET NORTH-NORTHWEST OF NORTHWEST CORNER OF CHEVRON SERVICE STATION, 18.5 FEET NORTH OF SOUTHEAST CORNER OF LOW CONCRETE WALL



Demographics

1 Mile Radius



5 Mile Radius



10 Mile Radius





Offering Terms & Procedures

Terms of Sale

The Property is being offered “as is”, “where is” and subject to all agreed terms. Seller makes no representation or warranty with respect thereto. Buyer acknowledges that buyer is not relying on any representation or warranty of Seller or of any agent or representative of Seller. All information furnished regarding property for sale is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and the same is subject to errors, omissions, changes of prices, rental or other conditions, prior sale or lease or withdrawal without notice.

No Contact with Seller

All contact with seller shall be conducted through listing agents with prior written approval.

Offering Procedure

NAI Puget Sound Properties hereby solicits offers to purchase The Hotel Planter & Shops. Offers may be responded to as received or “Best and Final” offers may be requested. Inquiries concerning the procedures outlined in this Offering Memorandum may be directed to:

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Contact Us

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